

Community Housing Development Organization (CHDO) Summary and Accomplishments **Report 2006**





Overview of CHDO Program	4
OCCB Overview	4
Spotlight Articles	5
CHDOs Statistics	7
Funding Sources	8
Map of Counties Served	8
Synopsis of CHDOs Projects	9
Getting to know your CHDOs	11

Community Housing Development Organization (CHDO) Overview

A CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves. Certified CHDOs receive certification from a Participating Jurisdiction (PJ) indicating that they meet certain HOME Program requirements and therefore are eligible for HOME funding. PJs are required to set aside a minimum of 15% of their HOME allocations for housing development activities in which qualified CHDOs are the owners, developers and/or sponsors of affordable housing in communities that they serve.

The Home Investment Partnerships (HOME) program was authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. HOME provides formula grants to states and localities that communities use – often in partnerships with local nonprofit groups – to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. HOME funds are regulated and distributed to PJs by the U.S. Department of Housing and Development (HUD).

A PJ is a term given to any State or local government that HUD has designated to administer a HOME Program. Each PJ has a specific geographical area for which they have CHDO certification responsibility. The Virginia Department of Housing and Community Development (DHCD) is the PJ for non-metropolitan, non-entitlement areas. Within DHCD, the Office of Community Capacity Building (OCCB) oversees CHDO certification and recertification.

*Taken from the VDHCD CHDO Program Guide and Application



OCCB Overview

The Office of Community Capacity Building (OCCB) was created in 2002 in response to growing evidence of the nexus between strong organizational capacity and non-profits' success at implementing their mission. The purpose of OCCB is to serve as a catalyst for improving Virginia's Community Development partners' effectiveness to achieve their mission. This is accomplished by providing capacity building services in five key areas: Organizational Development and Growth, Organizational Management, Resource Development, Program Development and Community Relations and Accountability.

Capacity building can be defined many ways, but at its core, it is any activity that improves organizational effectiveness. Effectiveness is accomplished by an organization "fulfilling its mission through a blend of sound management, strong governance, and persistent rededication to achieving results." Therefore, OCCB's goal is to strengthen Virginia-based nonprofit organizations by improving their organizational capacity through training and technical assistance. OCCB offers a variety of services, primarily to nonprofit organizations and local governments located in non-entitlement communities throughout Virginia to assist with increasing capacity.

CHDO Spotlight: Elderspirit Community Receives National Acclaim

It's not too often that an affordable housing development undertaken by a DHCD-Certified nonprofit achieves national attention, but such is the case for the Elderspirit Community being developed by the Trailview Development Corporation in Abingdon, Virginia. Most recently, the community is featured in the May 2006 edition of "Urban Land" magazine, published by the prestigious Urban Land Institute. The Elderspirit Community has also been featured in articles by the Associated Press, the AARP Bulletin, and the Wall Street Journal.

As one of the nation's first co-housing retirement communities of mutual assistance and late-life spirituality for people age 55 and over, it's no wonder the development has been attracting positive publicity. It may also be an idea whose time has come, with the large number of baby-boomers who will be facing decisions about where to live out their retirement years.

The development, which just celebrated its grand opening dedication ceremony in June, consists of 29 units of affordable homeownership and rental housing, along with a common house. The community is dedicated to communal living and a serious exploration

of the human spirit. It was this desire to foster spirituality – providing new opportunities for growth and meaning during the aging process – that motivated Dene Peterson, the Executive Director of Trailview Development Corporation, to develop the nondenominational community with a core group of like-minded people. The organization is looking for additional property in Abingdon to build a second Elderspirit community and already has a waiting list of 18 people who are interested.



Rush Homes Point-of-Entry Event

CHDO Spotlight: Rush Homes is Busy "Raising More Money"

Rush Homes, located in Lynchburg, has launched a new initiative to increase community support and donations. The initiative is based on a training called "Raising More Money" that five members of the organization attended in November of 2005. The training outlines a step-by-step approach for sustainable development based on promoting an organization's mission.

Since attending the training, Rush has conducted nine "What's All the Rush?" point-of-entry events. These events are public information sessions where small groups, usually no more than 20 people, come and learn more about Rush Homes. Rush Board and staff present their vision, answer frequently asked questions, and participants hear from Rush's clients and residents about their experiences.

Some attendees from the point-of-entry events were invited to Rush's "Dreambuilders Luncheon" in May, which is when Rush Homes asked for donations. At the luncheon, Rush Homes raised approximately \$27,000, including \$11,000 in challenge gifts. They also received several multiple year pledges that should bring in more than \$100,000 over the next five years. According to Jeff Smith, Fund Development Director for Rush Homes, "The multi-year pledges are key. That's where the sustainable funding comes from. It is also about spreading the word about our work and mission, and the money follows naturally." Already the organization has cultivated an extensive volunteer list from attendees at their point-of-entry events, including some prospective future Board members. Says Executive Director Allison Wingfield "I'm so glad we attended this training and if you follow their process, it really does work!"

CHDO Spotlight: Virginia Housing Coalition Honors Earl Howerton and Alice Coles



Earl Howerton, Executive Director of the Southside Outreach Group, located in South Boston, and Alice Coles, Executive Director of Bayview Citizens for Social Justice, located on the Eastern Shore, were honored at the 25th anniversary dinner for the Virginia Housing Coalition. Governor Tim Kaine was the keynote speaker for the event, which was held on Thursday, June 22, 2006 at the Omni Richmond Hotel.



Ms. Coles was honored as the winner of the 2006 Virginia S. Peters Housing award for her outstanding achievements and tireless efforts to promote affordable housing for all Virginians, making our

Commonwealth a better place for everyone to call home. Ms. Coles is the founder of Bayview Citizens for Social Justice, which has been instrumental in organizing the recent redesign and redevelopment of the eastern-shore community of Bayview.

Mr. Howerton was honored for his efforts to establish the Southside Outreach Group and the development work he is completing through that organization. The organization's current project, called Sunnybrooke, is located in Halifax County and consists of twelve single family homes for sale to low and moderate income families. So far, eight families have moved into their new homes. Construction contracts are in place for the last four homes and one is 90% complete. The organization is already planning Phase 2 of Sunnybrooke, which will consist of ten additional homes.

CHDO Spotlight: Pilot Program Benefits CHDOs

Throughout 2005, the Office of Community Capacity Building at the Virginia Department of Housing and Community Development collaborated with the Virginia Community Development Corporation (VCDC) development staff on a demonstration project to increase the development expertise of state-certified CHDOs. Four organizations were selected for this year-long program which offered quarterly three day intensive training sessions in the nuts and bolts of real estate development. Participants also participated in exercises designed to strengthen their organizations.

OCCB organized the three-day presentations and VCDC staff provided unlimited on-site coaching to the organizations as they moved through the steps of the development process.

Each of the organizations was able to make significant advances in their development projects. OCCB and VCDC have partnered again this year to offer another program to provide intensive training and technical assistance to more community-based groups. To learn more about this program, contact Michelle D. Jones at DHCD, 804 371-7131.



Graduates of the Affordable Real Estate Development pilot program. (left to right) Allison Wingfield of Rush Homes, Earlene Powell of Southside Outreach Group, Jeff Smith of Rush Homes, Dene Peterson of Trailview Development Corporation and Fronce Wardlaw of Project Faith

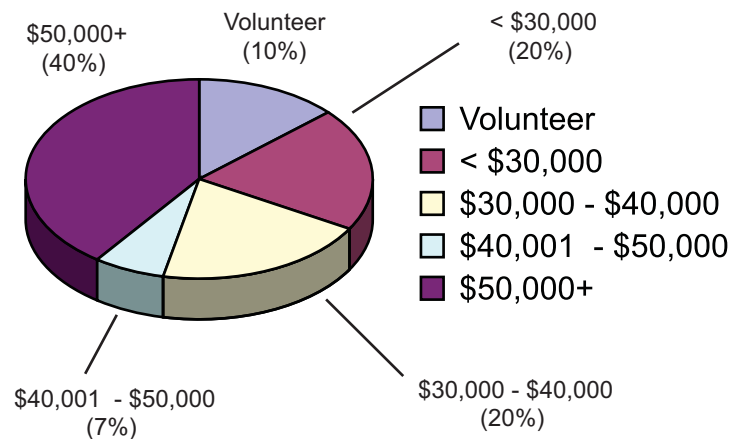
CHDO Statistics

DHCD-Certified CHDOs have recently constructed and/or rehabilitated approximately 522 units of affordable housing across the Commonwealth of Virginia. Another 658 units are in various stages of development. Special populations served include the elderly, the homeless and the disabled. Most of the units (83%) are rental. 17% or approximately 203 units are available for purchase by homebuyers. 643 units are rehabilitated structures whereas 495 units are new construction.

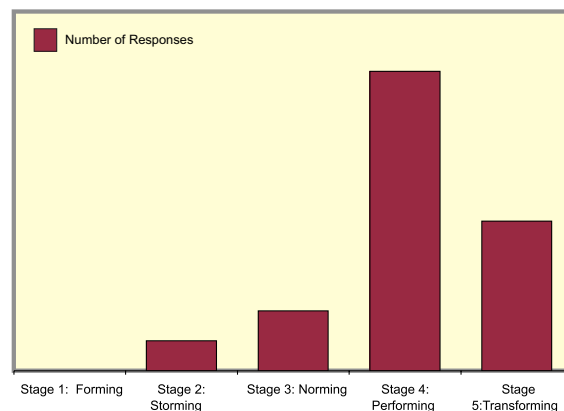
In addition to statistics on their housing projects, sixteen of the twenty six CHDOs certified by DHCD completed a one page survey in the spring of 2006 that asked questions about the overall characteristics of their organizations (61% response rate). The following are some of the highlights of the survey results:

- Most of the CHDOs have had their 501 (c)3 non-profit status for five or more years
- Most CHDOs are small organizations, with or fewer full-time staff members
- Most CHDOs characterize their organizations' governance style as either "small with a working Board and small staff" or "larger, with a staff but still a working board"
- There is a lot of variation in the CHDOs operating and project budgets
- Most CHDOs devote at least 75% of their organizations resources to housing activities

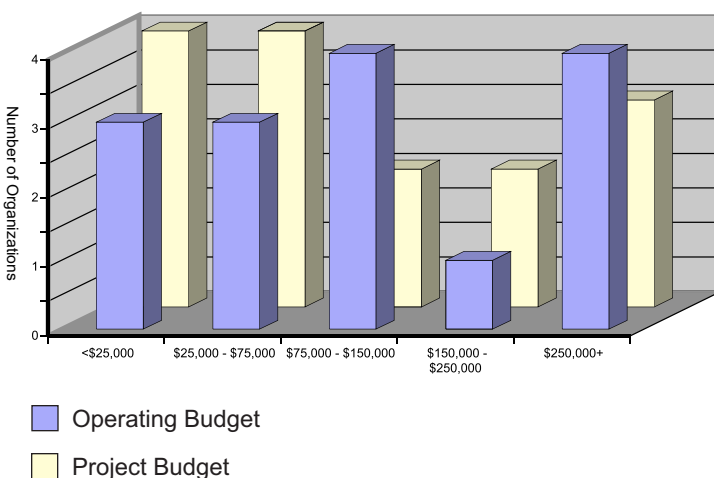
Executive Director/CEO Salary Ranges



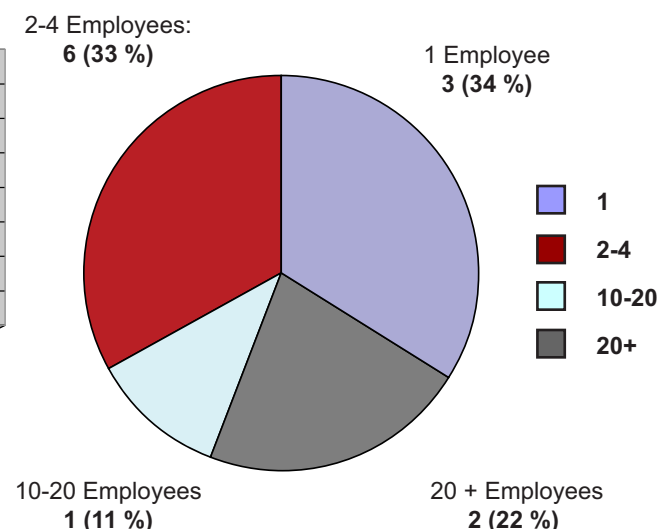
How would you characterize your organization's stage of development ?



Operating & Project Budget from CHDOs Survey Results



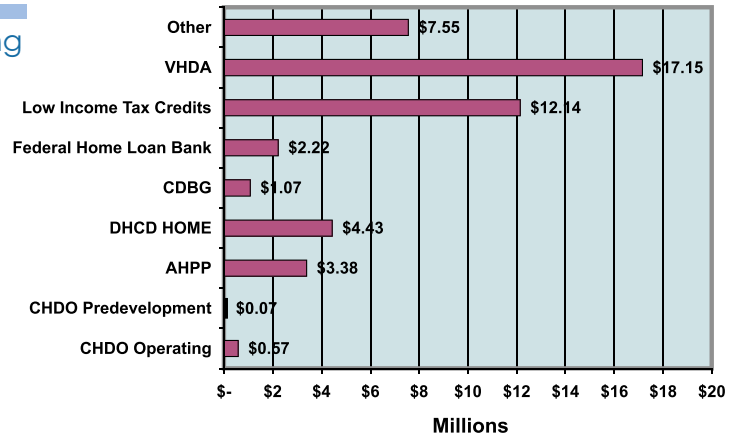
of Full-Time Employees



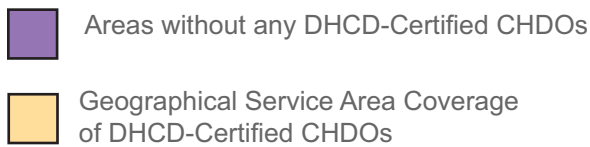
Affordable Housing Project Development Funding Synopsis

The CHDO organizations combined received almost \$50,000,000 dollars in funding for project development.

Source: Self-reports from CHDOs
2005 Recertification Report



DCHD- Certified CHDO Coverage Areas in Virginia



Sources

*All figures were calculated from data collected and compiled into a CHDO database

Accomack County
Albemarle County
Alleghany County
Amelia County
Amherst County
Appomattox County
Bedford County
Bland County
Botetourt County
Brunswick County
Buchanan County
Buckingham County
Campbell County
Caroline County
Carroll County
Charles City County
Charlotte County
City of Bedford
City of Bristol
City of Buena Vista
City of Clifton Forge
City of Colonial Heights
City of Covington
City of Emporia
City of Fairfax
City of Falls Church
City of Franklin
City of Fredericksburg
City of Galax
City of Harrisonburg

City of Hopewell
City of Lexington
City of Manassas
City of Manassas Park
City of Martinsville
City of Norton
City of Petersburg
City of Poquoson
City of Radford
City of Salem
City of Staunton
City of Waynesboro
City of Williamsburg
City of Winchester
Clarke County
Craig County
Culpeper County
Cumberland County
Dickenson County
Dinwiddie County (West
Petersburg and Piney
Beach communities)
Essex County
Fauquier County
Floyd County
Fluvanna County
Franklin County
Frederick County
Giles County
Gloucester County

Goochland County
Grayson County
Greene County
Greensville County
Halifax County
Hanover County
Henry County
Highland County
Isle of Wight County
James City County
King and Queen County
King George County
King William County
Lancaster County
Lee County
Loudoun County
Louisa County
Lunenburg County
Madison County
Mathews County
Mecklenburg County
Middlesex County
Montgomery County
Nelson County
New Kent County
Northampton County
Northumberland County
Nottoway County
Orange County
Page County

Patrick County
Pittsylvania County
Powhatan County
Prince Edward County
Prince George County
Pulaski County
Rappahannock County
Richmond County
Roanoke County
Rockbridge County
Rockingham County
Russell County
Scott County
Shenandoah County
Smyth County
Southampton County
Spotsylvania County
Stafford County
Surry County
Sussex County
Tazewell County
Town of Abingdon
Town of Bowling Green
Town of Cheriton
Town of Port Royal
Warren County
Washington County
Westmoreland County
Wise County
Wythe County

York County
Areas without DHCD-Certified CHDOs
Arlington County
Augusta County
Bath County
Chesterfield County
City of Alexandria
City of Chesapeake
City of Hampton
City of Newport News
City of Norfolk
City of Richmond
City of Roanoke
City of Virginia Beach
City of Suffolk
Fairfax County
Henrico County
Prince William County

Synopsis of Affordable Housing Projects Recently Completed or Under Development by DHCD-Certified CHDOs

Name of CHDO	Name of HOME Eligible Project	Location of Project	Ownership Structure	New or Rehab?	Building Type	# of Units	% of Project Complete (as of 3/31/06)*
Accomack-Northhampton Housing and Redevelopment Corp.	Accomack Manor	Accomack County	Multifamily	New	Rental	90	50%
	Mill Run Phase II	Town of Belle Haven, Accomack County	Duplex	New	Rental	8	25%
Albemarle Housing Improvement Program	Park's Edge Apt	Albemarle County	Multifamily	Rehab	Rental	96	100%
	Treesdale Gardens	Albemarle County	Multifamily	New	Rental	60 - 75	25%
Arrow Affordable Housing	Evergreen Acres, Ph. 1	Smithfield	Single family	New	Ownership	11	75%
	Great Springs Road	Smithfield	Single family	New	Ownership	4	50%
Bayview Citizens for Social Justice			Single Family	New	Rent-to-own	2	100%
Central Virginia Housing Coalition	Flora Court	King George County	Single Family	New	Ownership	1	100%
	1910 Airport Avenue	Fredericksburg	Single Family	New	Ownership	1	100%
	17 Yucca Court	Stafford County	Single Family	New	Ownership	1	25%
	Tract 3	King George County	Single Family	New	Ownership	1	25%
	8109 Lawyers Rd.	Spotsylvania County	Single Family	New	Ownership	1	100%
	Mayfield Complex	Fredericksburg	Single Family	Rehab	Rental (10) and Ownership (15)	25	50%
	Lorraine Avenue	Spotsylvania County	Single family	Rehab	Rental	1	100%
	Colonial Heights	Fredericksburg	Multifamily	Rehab	Rental	16	25%
Chesapeake Bay Housing	McAllister Gardens	King William County	Multifamily	New	Rental	32	0%
Community Housing Partners	Central City Homes	Lynchburg	Single Family	Rehab	Rental	34	75%
	Cedar Crest III	Blacksburg	Single Family	Rehab	Rental	28	100%
	Meadowview Apts.	Pulaski	Multifamily	Rehab	Rental	98	100%
	Ansell Apts.	Portsmouth	Multifamily	Rehab	Rental	79	100%
	Church Manor Apts.	Smithfield	Multifamily	Rehab	Rental	50	50%
	Woods at Yorktown	Yorktown	Multifamily	Rehab	Rental	118	100%
	Northway Apts.	Galax	Multifamily	Rehab	Rental	72	100%
Culpeper Community Development Corp.	Haven Apts.	Culpeper	Multifamily	New	Rental	31	0%
Giles County Housing Development Organization	Wolf Creek Housing, LP	Giles County	Single Family	New	Rental	11	50%
HOPE Commuinty Builders	Covenant Heights	Harrisonburg	Duplex	New	Ownership	44	90%

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Housing Opportunities Made Economical	Home Apts Falmouth District	Stafford County	Multifamily	New	Rental	8	75%
	Heritage Pines	Caroline County	Multifamily	New	Rental	21	25%
Housing Partnership, Inc.	Grove Community	James City County	Single Family	New	Ownership	15	25%
Mountain Shelter	Scattered Site Development	Carroll County, Wythe County, City of Galax	Single Family	New	Ownership	9	100%
	Deerfield	Wytheville	Single Family	New	Ownership	18	0 - 100%
	Petunia Transitional Home	Wytheville	Multifamily	Rehab	Rental	2	75%
	290 S. 7th Street/ Cedar Crest	Wytheville	Multifamily	New	Rental	1	100%
Nelson County Community Development Foundation	Juanita Dennis	Afton	Single Family	Rehab	Ownership	1	100%
	Zell Harris	Lovington	Single Family	Rehab	Ownership	1	100%
	Foxwood rentals	Arrington	Single Family	New	Rental	2	25%
Piedmont Housing Alliance	Krystal Ct Project	Greene County	Single Family	New	Ownership	4	100%
	4th Street Project	Charlottesville	Single Family	Rehab and New	Ownership	3	25%
	10th and Page Street Project	Charlottesville	Single Family	New	Ownership	9	75% - 100%
	Freetown Ln	Albemarle County	Single Family	Rehab	Ownership	2	100%
	Virnit Ct	Charlottesville	Multi family	Rehab	Rental	16	25%
	Eco Mod House	Charlottesville	Single Family	New	Ownership	1	75%
Project Crossroads	Miller Avenue Project	Marion	Single Family	New	Ownership	10	25%
Project Faith	Kings Highway Project	King George County	Multifamily	New	Rental	24	50%
Rush Lifetime Homes	Victoria Place Apartments	Amherst County	Multifamily	New	Rental	6	0 - 25%
Scenario, Inc.	Scenario Park		Single Family		Ownership	5	100%
	IPR		Single Family		Ownership	5	50%
	SFRLF		Single Family		Ownership	2	100%
	CDBG		Single Family		Ownership	29	75%
Southwest Virginia Housing Corporation	White Mill's Point	Abingdon	Multifamily	New	Rental	32	25%
	Bristol HOME	Bristol	Single Family	Rehab	Ownership	6	25%
Telamon	Beverley Heights, Weal and Hollywood Road	Pittsylvania County	Single Family	New	Ownership	6	0 - 25%
Trailview	ElderSpirit Community	Abingdon	Multifamily	New	Rental and Ownership	29	75%
West Petersburg Vicinity and Awareness, Inc.			Single Family		Ownership	1	50%

*% of Project Complete: 0% complete [preplanning only]; 25% complete [predevelopment activities and/or site aquisition]; 50% complete [certificate of occupancy has been issued].

SOURCE: Self-reporting for 2005 CHDO Recertification Reports with Spring 2006 update

Accomack-Northampton Housing and Redevelopment Corporation

Geographic Service Areas:
Accomack County and Northampton County



The Accomack-Northampton Housing and Redevelopment Corporation is a non-profit regional housing and community development organization dedicated to assisting the private housing production sector to provide safe, decent and affordable housing to low-to-moderate income citizens of Accomack and Northampton Counties of Virginia, and to encourage the participation of low-to-moderate income citizens in the decision making process as it relates to design, location of site development, and management of affordable housing. Established in 1980, the Corporation also seeks to develop effective partnerships through intergovernmental collaboration, and official and voluntary relationships with organizations and individuals, in order to carry out the foregoing purposes.

For more information, please contact:
Mr. Paul F. Berge, Executive Director
P.O. Box 387
Accomack, VA 23301
Telephone: (757) 787-2800
Email: pberge@a-npdc.org
Website: <http://www.a-npdc.org>

Albemarle Housing Improvement Program

Geographic Service Area:
Albemarle County

The Albemarle Housing Improvement Program (AHIP) is a private, non-profit housing and community development organization dedicated to assisting low income Albemarle County and Charlottesville City residents to have the opportunity to live in safe, decent and affordable housing. AHIP will pursue its mission by facilitating programs and services, and assisting low income families and individuals to acquire and/or maintain a home. It is the conviction of AHIP that the opportunity to live in adequate shelter is a basic human right.

For more information, please contact:
Ms. Theresa Tapscott, Executive Director
2127 Berkmar Drive
Charlottesville, VA 22901
Telephone: (434) 817-2447
Email: ttapscott@ahipva.org
Website: <http://www.ahipva.org>

Arrow Affordable Housing Corporation

Geographic Service Area: Isle of Wight County

For more information, please contact:
Mr. Brian Hicks, Executive Director
519 Main Street
Smithfield, VA 23430
Telephone: (757) 357-9004
Email: akitafour@aol.com

Bayview Citizens for Social Justice

Geographic Service Area: Town of Cheriton

Bayview Citizens for Social Justice (BCSJ) is a nonprofit coalition of citizens and area community and church leaders, formed in May of 1998 to address the great need of

improving living conditions for the families of Bayview in Northampton County. BCSJ is in the process of completing phase one and beginning phase two of a major community revitalization project. The Bayview Rural Village Plan is a comprehensive approach to creating a sustainable village. When completed, it will include new housing, businesses, child care, community facilities, and the restoration of community landmarks.

For more information, please contact:
Ms. Alice Coles, Executive Director
P.O. Box 527
Cheriton, VA 23316
Telephone: (757) 331-1840
Email: bcsj@esva.net

Central Virginia Housing Coalition

Geographic Service Area:
Caroline County, King George County, Spotsylvania County, Stafford County, City of Fredericksburg



Central Virginia Housing Coalition's mission is to improve the regional quality of life by providing housing for responsible, qualified individuals and preventing homelessness through coalitions, education, counseling and financial assistance. In addition to developing affordable housing and providing indoor plumbing and rehabilitation, the organization administers a variety of home counseling and financial programs to assist with homeownership preparation.

For more information, please contact:
Mr. Gary Parker, Executive Director
208 Hudgins Road.
Fredericksburg, VA 22408
Telephone: (540) 604-9943
Fax: (540) 604-9949
Email: gparker@centralvahousing.com
Website: <http://www.centralvahousing.com>

Chesapeake Bay Housing, Inc.

Geographic Service Areas:

Lancaster County, Richmond County, Northumberland County, Westmoreland County, Gloucester County, Essex County, Mathews County, Middlesex County, King and Queen County, King William County



Chesapeake Bay Housing (CBH) is an affiliate of Bay Aging, which has done the majority of our housing-related work. CBH's mission is to provide and operate decent, safe, sanitary, and affordable housing and related supportive services for low income individuals in those counties that comprise the Northern Neck and Middle Peninsula.

Bay Aging housing activities include development and management of affordable senior citizen apartments, the Indoor Plumbing and Rehabilitation (IPR) program, Weatherization, Emergency Home Repair, and Community Development Block Grant (CDBG) general contracting work.

For more information, please contact:
Mr. Joshua Gemerek, VP, Property Management
P.O. Box 1260

Urbanna, VA
Telephone: (804) 758-2386
Email: jgemerek@bayaging.org
Website: <http://www.bayaging.org>

Community Housing Partners Corporation

Geographic Service Area:

The counties of: Alleghany, Amelia, Amherst, Botetourt, Brunswick, Buckingham, Campbell, Caroline, Carroll, Charles City, Charlotte, Clarke, Craig, Culpeper, Cumberland, Dickenson, Dinwiddie, Essex, Fauquier, Floyd, Frederick, Giles, Gloucester, Goochland, Grayson, Greensville, Halifax, Hanover, Henry, Highland, James City, King and Queen, King George, King William, Lancaster, Lee, Loudoun, Lunenburg, Madison, Mathews, Mecklenburg, Middlesex, Montgomery, New Kent, Northampton, Nottoway, Orange, Page, Patrick, Pittsylvania, Powhatan, Prince Edward, Prince George, Pulaski, Rappahannock, Richmond, Roanoke, Rockbridge, Rockingham, Russell, Scott, Shenandoah, Smyth, Spotsylvania, Stafford, Surry, Sussex, Tazewell, Warren, Washington, Westmoreland, Wise, Wythe, and York.

The cities of: Bedford, Bristol, Buena Vista, Clifton Forge, Colonial Heights, Covington, Emporia, Fairfax, Falls Church, Franklin, Fredericksburg, Galax, Harrisonburg, Hopewell, Lexington, Manassas, Manassas Park, Martinsville, Norton, Petersburg, Poquoson, Radford, Salem, Staunton, Waynesboro, Williamsburg and Winchester.

Community Housing Partners Corporation (CHPC) is a

regional, not-for-profit housing and community development corporation serving communities in Virginia and Florida. Our mission is to strengthen communities and create opportunities for the people we serve. Much of our activity supports our commitment to housing preservation. We provide an integrated range of services that are designed to make available high-quality, affordable housing that is economically and environmentally sustainable. We also focus on sustainability through a variety of programs that support economic and environmental sustainability. These programs focus on efforts such as 'green' building, efficient energy use, housing and education for at-risk youth, and enterprise development. Significant effort is dedicated to helping families move from renting to home ownership. We preserve and renovate existing housing stock, develop new single-family housing, provide education and counseling for home buyers, and offer other types of assistance.

For more information, please contact:
Mr. Orlando Artze, Executive VP
1520 West Main Street, Suite 200
Richmond, VA 23220
Telephone: (804) 278-9781 x11
Email: oartze@chpc2.org
Website: <http://www.communityhousingpartners.org>

Culpeper Community Development Corporation

Geographic Service Area:

Culpeper County, Madison County, Orange County, Fauquier County, Rappahannock County

The mission of CCDC is "to provide housing opportunities for low income and homeless persons in the Culpeper area. CCDC will strive to provide emergency and transitional housing programs,

rental and homeownership opportunities and rehabilitation efforts towards meeting this mission". In addition to operating three shelters, CCDC administers the HIP program through DHCD, the Single Family Regional Loan fund program, a variety of housing counseling programs and develops affordable housing. CCDC directly operates two apartment complexes and is in the process of developing a 31 unit elderly apartment complex. CCDC is a partner in an additional 142 unit low income housing project. CCDC services Culpeper, Madison, Orange, Rappahannock and Fauquier Counties.

For more information, please contact:
Mr. Sam Aitken, Executive Director
602 South Main Street
Culpeper, VA 22701
Telephone: (540) 825-7434
Email: saitken@verizon.net

Giles County Housing and Development Corporation **Geographic Service Area: Giles County**

Giles County Housing and Development's (GCHDC) mission is to provide quality affordable housing for Giles County's low and moderate income families and to assist local governments in implementing programs to improve and expand housing choices and opportunities. GCHDC has developed 52 affordable rental units, assisted over 100 families with housing repairs, and provides housing counseling for homeownership. It assists local governments with the design and implementation of housing, community services and downtown revitalization projects. The organization administers an Emergency Home Repair and

Indoor Plumbing and Rehabilitation Program. In planning are 11 new rental homes, a new 7 lot subdivision, and a transitional housing project.

For more information, please contact:
Ms. Wanda Meador, Executive Director
601 Wenonah Avenue
Pearisburg, VA 24143
Telephone: (540) 921-2815
Email: pm@i-plus.net

Hope Community Builders **Geographic Service Area: City of Harrisonburg**

Hope Community Builders is a faith-based housing provider whose purpose is to empower residents of Harrisonburg/Rockingham County and vicinity, by creating a community of fairness, justice, and hope through the provision of safe, decent, and affordable housing.

Hope Community Builders (HCB) was established in 1996 and was incorporated as a 501(c)(3) non profit in 1998. It was certified as a CHDO in 2000. HCB has built 8 single family units as an in-fill and completed an 11-unit subdivision since its establishment. Since 2004 it is developing 44 units of duplexes. If weather permits, HCB hopes to close on 25 units in a year. HCB has a Class A General Contractor license.

For more information, please contact:
Mr. Asrat Gebre, Executive Director
450 Rockingham Drive
Harrisonburg, VA
Telephone: (540) 433-0152
Email: gebrea@adelphia.net
Website: <http://www.hopcommunitybuilders.org>

Housing Opportunities Made Economical

Geographic Service Areas:
Caroline County, King George County, Spotsylvania County, Stafford County, Town of Bowling Green, Town of Port Royal, City of Fredericksburg



Housing Opportunities Made Economical, Inc. (H.O.M.E., Inc.) is a non-profit organization with a two-fold mission. The primary mission is to provide affordable and accessible housing for persons with serious disabilities by enabling them to increase their independence and helping them become successful, contributing members of the community. The secondary mission, in collaboration and cooperation with the Central Virginia Housing Coalition, is to provide affordable housing to applicants with Section 8 Voucher Assistance. H.O.M.E. owns and manages thirty six residences, of which twenty six are completely accessible. The organization is planning additional accessible apartments in Stafford and Caroline counties this year.

For more information, please contact:
Mr. Fred Kurth, Executive Director
1501 Princess Anne Street
Fredericksburg, VA 22401
Telephone: (540) 361-7477
Email: fred_kurth@verizon.net

Housing Partners, Inc.

Geographic Service Areas:
James City County, York County,
City of Williamsburg

The mission of Housing Partnerships, Inc., a non-profit agency, is to repair or replace substandard housing in Williamsburg, James City County, and York County. Our unique strength is the formation of true partnerships between communities, volunteers, and our neighbors in need to achieve the goal of Safe, Warm, and Dry housing. HPI is a locally funded non-profit agency that provides vital housing repair services to very low-income, elderly, handicapped, and families who are unable to help themselves due to sickness, disability, or lack of financial resources.

For more information, please contact:
Mr. Abbott Woodall, Executive Director
P.O. Box 441
Williamsburg, VA 23187
Telephone: (757) 221-0225
Email: awoodall@housingpartnerships.org
Website: <http://www.housingpartnerships.org>

Mountain Shelter, Inc.

Geographic Service Areas:
Bland County, Carroll County,
Grayson County, Wythe County,
City of Galax



Mountain Shelter, Inc. (MSI) is an advocate for and provider of comprehensive budget, financial literacy and housing counseling services in order to assist families and our communities build and

retain wealth. Our mission is to enable lower income and disadvantaged families to achieve and sustain affordable housing solutions. To achieve this mission, the organization has developed single and multi family units and administers supportive programs and services for families.

For more information, please contact:
Mr. Andy Kegley, Executive Director
P.O. Box 743
Wytheville, VA 24382
Telephone: (276) 228-6280 and toll free:
1-877-818-8680
Email: akegley@mountainshelter.org
Website: <http://www.mountainshelter.org>

Nelson County Community Development Foundation

Geographic Service Area:
Nelson County



The Nelson County Community Development Foundation (NCCDF) was organized to foster and promote community development that primarily benefits low-and moderate-income citizens of

Nelson County; and particularly to provide funds, personnel or other assistance for the development of housing, health, water and wastewater, education, recreation and economic development programs.

NCCDF provides housing services for first-time homebuyers, Owner-Occupied Rehabilitation and Indoor Plumbing, Emergency Home Repairs for the Elderly & Disabled, and manages a Revolving Loan Fund for a variety of purposes such as installation of water wells and septic systems, and home repairs.

For more information, please contact:
Mr. George Krieger, Executive Director
P.O. Box 57
Lovingston, VA 22949
Telephone: (434) 263-8074
Email: Gknccdf@aol.com

Petersburg Urban Ministries

Geographic Service Area: City of Petersburg

Founded in 1995 as an inter-faith community development corporation in Petersburg, Virginia, Petersburg Urban Ministries seeks to create authentic community through relationship building with all who live, work, and play within the surrounding neighborhood. Petersburg Urban Ministries has participation from the Jewish, Muslim, Christian, and Bahai faith communities with 34 congregations and 23 faith groups contributing.

Petersburg Urban Ministries is also the administrator of the Virginia Lead Safe Program for the Department of Housing and Community Development in the City of Petersburg. The United Methodist Church has designated Petersburg Urban Ministries as an official mission site of the

General Board of Global Ministries and as a Community of Shalom. This designation is awarded to interfaith community organizations that address spiritual renewal, economic prosperity, health and healing, and strengthening relationships between people, the community and nature. Petersburg Urban Ministries is also an AmeriCorp member and an affiliate of YouthBuild USA, an organization that provides technical assistance to local Youthbuild sites and sets program and outcome standards for membership.

For more information, please contact:
Rev. Mike Watts, Housing Coordinator
P.O. Box 708
Petersburg, VA 23804
Telephone: (804) 862-1104
Email: pum@shalomnow.org
Website: <http://www.shalomnow.org>

Piedmont Housing Alliance

Geographic Service Areas:
Albemarle County, Fluvanna County, Greene County, Louisa County, Nelson County



Piedmont Housing Alliance is a regional organization dedicated to improving the lives of low and moderate income families and individuals by creating housing and community development opportunities throughout the Thomas Jefferson Planning District in Virginia (City of Charlottesville and counties of Albemarle, Fluvanna, Greene, Louisa, and Nelson).

Services provided include:

Loans for Housing and Community Development: Low-interest loans for homeownership, home repairs and safety modifications, and development of affordable single-family and rental housing.

MicroLoan Program: Small business counseling and financing.

Affordable Housing Programs: Comprehensive Housing Counseling, Homebuyers Clubs, Steppingstone Program, and Mainstream Housing Vouchers for Persons with Disabilities.

Fair Housing Education, Outreach, and Advocacy: trainings, resources, complaint intake, and other initiatives to promote equal housing opportunity and eliminate housing discrimination.

Housing and Neighborhood Revitalization Project Development, including housing for seniors and special needs populations. Piedmont Housing Alliance is certified as a Community Development Financial Institution (CDFI), a HUD-approved Housing Counseling Agency (HCA), and a Community Housing Development Organization (CHDO). PHA is an Equal Opportunity Housing Provider, Lender and Employer.

For more information, please contact:
Mr. Stu Armstrong, Executive Director
111 Monticello Avenue, Suite 104
Charlottesville, VA 22902
Telephone: (434) 817-2436
Website: <http://www.avenue.org/pha>

Project Crossroads

Geographic Service Area: Smyth County

Project Crossroads is located in the heart of the Appalachians, is a mission in Southwest Virginia providing home repair, new home construction, and emergency assistance related to electrical, plumbing, and heating. The organization serves low income, elderly, and handicap families/ individuals in Smyth, and portions of Washington, Wythe, Grayson, and Tazwell counties.

For more information, please contact:
Mr. Harry Howe, Executive Director
214 West Main Street
Marion, VA 24354
Telephone: (276) 782-3339
Email: projectcrossroads@netva.com
Website: <http://www.projectcrossroads.org>

Project Faith, Inc.

Geographic Service Area: King George County



Project FAITH is a not-for-profit charitable housing agency who mission is to facilitate access to independent housing for persons with disabilities and elder individuals of low-incomes. Project FAITH seeks to meet the housing needs of persons with disabilities through providing newly constructed multi-family rental housing, retrofitting existing housing with accessibility features and by being a front line advocate for affordable housing in the Rappahannock Region. To support client/ residents with their

day to day needs, Project FAITH manages over 100 volunteers who offer non-medical services such as transportation to medical appointments and to recreation, meal delivery and preparation, light house cleaning, companionship and prescription drug delivery.

For more information, please contact:
Ms. Fronce Wardlaw
10073 Kings Highway
King George, VA 22485
Telephone: 540-775-3492
Email: pfaith@crosslink.net
Website: <http://www.project-FAITH.com>

Rush Lifetime Homes

Geographic Service Areas:
Amherst County, Appomattox County, Bedford County, Campbell County, City of Bedford



Rush Homes is a not-for-profit, 501(c)3, organization dedicated to providing affordable

housing options for low-income adults with mental and physical disabilities in Central Virginia. We serve the City of Lynchburg and the counties of Amherst, Appomattox, Bedford, and Campbell. Rush Homes is a state certified Community Housing Development Organization (CHDO).

Rush Homes has two basic programs, the Home of Your Own Program and the Supportive Housing Program. In the Home of Your Own program, the client chooses where he or she wants to live. Unlike a group home, they decide who lives with them, where their furniture goes, and who will be their care provider (if needed). Rush Homes acts as a concerned, advocate landlord. The

homes are located in residential neighborhoods; they look just like any other home. The homes are on or near the bus line and, if possible, close to shopping centers and restaurants. Rush Homes purchases, rehabilitates, and maintains the home while the client pays an affordable rent. The Supportive Housing Program is a new program for Rush Homes and the first of its kind in Central Virginia. There are five housing units in this program that provide permanent affordable homes with support services for homeless adults with disabilities. The purpose of the Supportive Housing Program is to assist people with disabilities who are experiencing homelessness in the transition to permanent housing, and to enable them to live as independently as possible.

For more information, please contact:
Ms. Allison Wingfield, Executive Director
P.O. Box 879
Lynchburg, VA 24505
Telephone: (434) 455-2120
Email: allison@rushhomes.org
Website: <http://www.rushhomes.org>

Scenario, Inc.

Geographic Service Area:
Caroline County, Essex County, King and Queen County, King William County, Lancaster County, New Kent County, Mathews County, Middlesex County, Northumberland County

Scenario, Inc. is a non profit 501 (c) (3) organization whose primary mission is to promote safe and decent housing conditions to low and moderate income families in our rural community and to provide programs and services to low income families. Founded in 1991, Scenario, Inc. has been in the forefront of providing housing services in the rural communities

of Caroline, Middlesex, Charles City, Essex, King & Queen, King William, Lancaster, Richmond County and Mathews counties.

Scenario contributes to the ongoing efforts of the community at large as a regional development corporation that addresses and responds to housing needs, participating in a network through which other organization's individuals, churches, private and public outreach agencies can cooperate and coordinate resources. Scenario, Inc. has experience in working with low income and homeless persons. Additionally, Scenario has experience in housing rehabilitation and new construction.

For more information, please contact:
Ms. Donna Thompson, Executive Director
P.O. Box 406
St. Stephens Church, VA 23148
Telephone: (804) 769-1492
Email: scenariodt@aol.com

Southside Outreach Group

Geographic Service Area:
Charlotte County, Halifax County, Pittsylvania County



The mission of Southside Outreach Group, Inc. is to assist low-to-moderate income persons in obtaining affordable housing. The organization is currently developing 11 single-family homes in Halifax County to be sold to low-to-moderate income persons. Southside Outreach also engages in minor rehabilitation projects,

administers an Indoor Plumbing and Rehabilitation Program (IPR) though the Virginia Department of Housing and Community Development, and provides housing counseling services.

For more information, please contact:
Mr. Earl Howerton, Executive Director
P.O. Box 375
South Boston, VA 24592
Telephone: (434) 572-9556
Email: outreach@cstone.net

Southwest Virginia Housing Corporation (People's Inc.)
Geographic Service Area:
Buchanan County, Dickenson County, Russell County, Washington County, City of Bristol

Southwest Virginia Housing Corporation in partnership with People's Incorporated supports low income people as they work to improve their lives, their families, and their communities by providing safe, affordable and decent housing.

For more information please contact:
Mr. Robert G. Goldsmith, Executive Director
P.O. Box 8400
Bristol, VA 24203
Telephone: (276) 623-9000
Email: rgoldsmith@peopleinc.net

Telamon Corporation
Geographic Service Area:
Pittsylvania County

Telamon Corporation is a nonprofit organization operating in eleven states. The mission of the Gretna-Telamon office is to assist low-income individuals in obtaining safe and descent housing. Our service area for the CHDO program is Pittsylvania County. Our service area through the other housing program that this office offers is Pittsylvania County,

Halifax County, Franklin County, Patrick County, Mecklenburg County, Henry County, Brunswick County and the cities of Martinsville and Danville.

For more information please contact:
Ms. Robin Roark, Homeownership Project Manager
P.O. Box 500
Gretna, VA 24557
Telephone: (434) 656-8357
Email: rroark@telamon.org
Website: <http://www.telamon.org>

The Center for Community Development, Inc.
Geographic Service Area:
Franklin County, Isle of Wight County, Southampton County

The Center for Community Development, Inc. (CCDI) was incorporated in January 1990 as a nonprofit Virginia corporation with the following mission: "to be a catalyst for neighborhood revitalization through affordable housing and community involvement." CCDI has three areas of focus: Affordable Housing, Microenterprise, and Arts & Culture.

For more information, please contact:
Ms. Kimberly Williams
440 High Street, Suite 204
Portsmouth, VA 23704
Telephone: (757) 399-0925
Email: profit3@ccdi-va.net
Website: <http://www.ccdi-va.net>

Trailview Development Corporation
Geographic Service Area: Town of Abingdon



Trailview Development Corporation provides affordable housing

to older adults ages 55+ that combine ownership/rental of self-contained homes with shared space, community living and resident management. Trailview is the developer of the ElderSpirit Community in Abingdon, which will be an affordable, mixed-income cohousing community for older adults and is formed around the purpose of later-life spirituality.

For more information, please contact:
Geraldine Peterson, Executive Director
P.O. Box 665
Abingdon, VA 24210
Telephone: (276) 628-8908
Email: trailvu@preferred.com

West Petersburg Vicinity & Awareness, Inc.
Geographic Service Area:
Dinwiddie County (West Petersburg and Piney Beach communities)

The mission of West Petersburg Vicinity and Awareness Program is to assist residents in addressing current health, housing and environmental problems affecting the residential quality of life in the West Petersburg and Piney Beach communities in Dinwiddie County. In addition to providing safe, decent and affordable housing, the organization provides home counseling services and operates a variety of programs to improve the quality of life within the community.

For more information, please contact:
Ms. Pauline Bonner, Executive Director
25720 Greensville Avenue
Petersburg, VA 23803
Telephone: (804) 861-8642
Fax: (804) 861-0005
Email: pbonnr@aol.com



OCCB



Virginia
Department of Housing and
Community Development